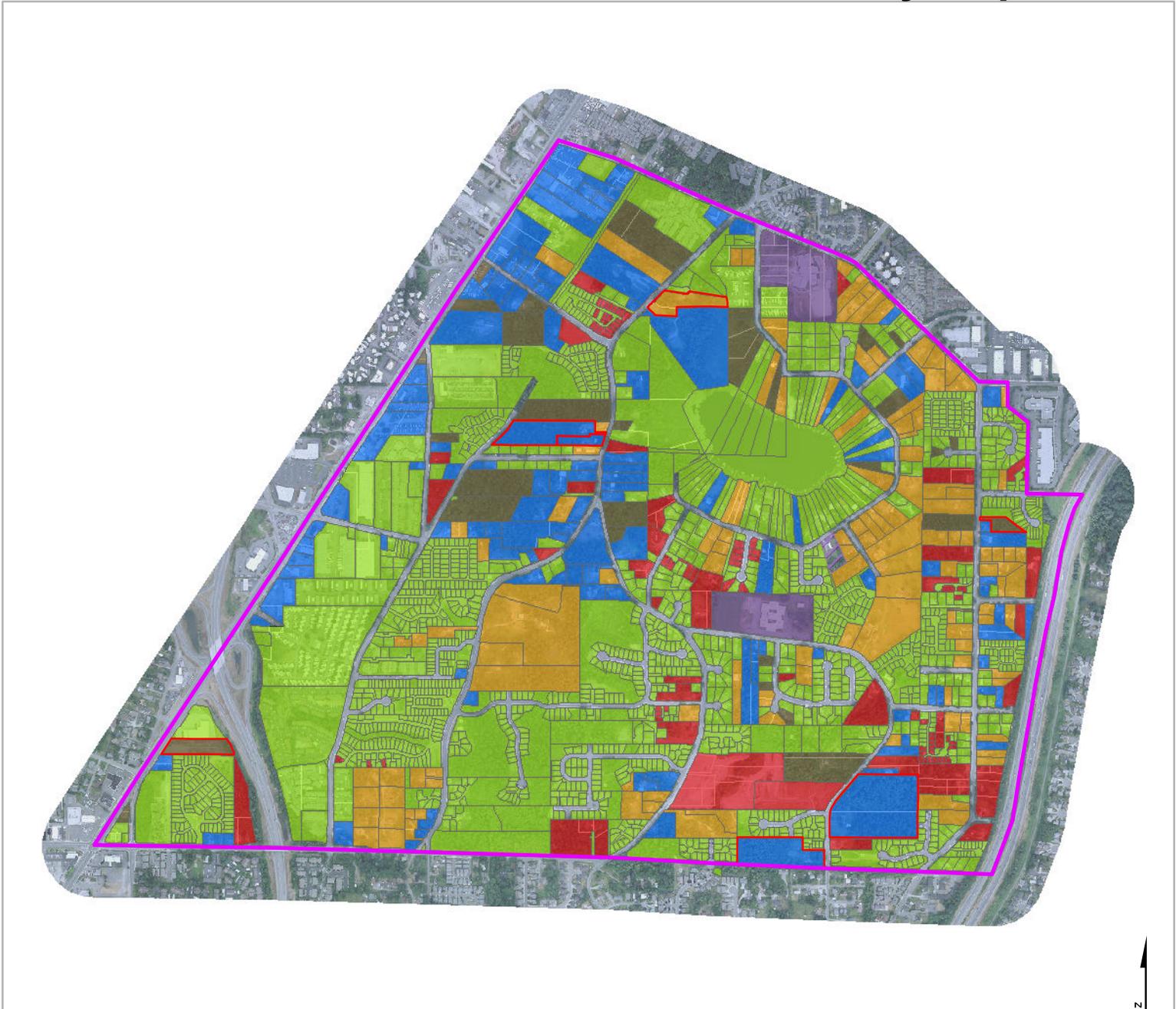


Lake Stickney Gap MUGA



Legend

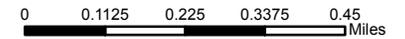
-  MUGA Boundary
-  Assessor Parcels April 2011
-  2011 Aerial Imagery

Land Status Overlays

-  Market Ready

Land Status

-  Constant / Replacement
-  Partially-Used
-  Pending
-  Redevelopable
-  Religious Uses
-  School
-  Special
-  Vacant



1:17,000



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Final BLR 12/27/2012

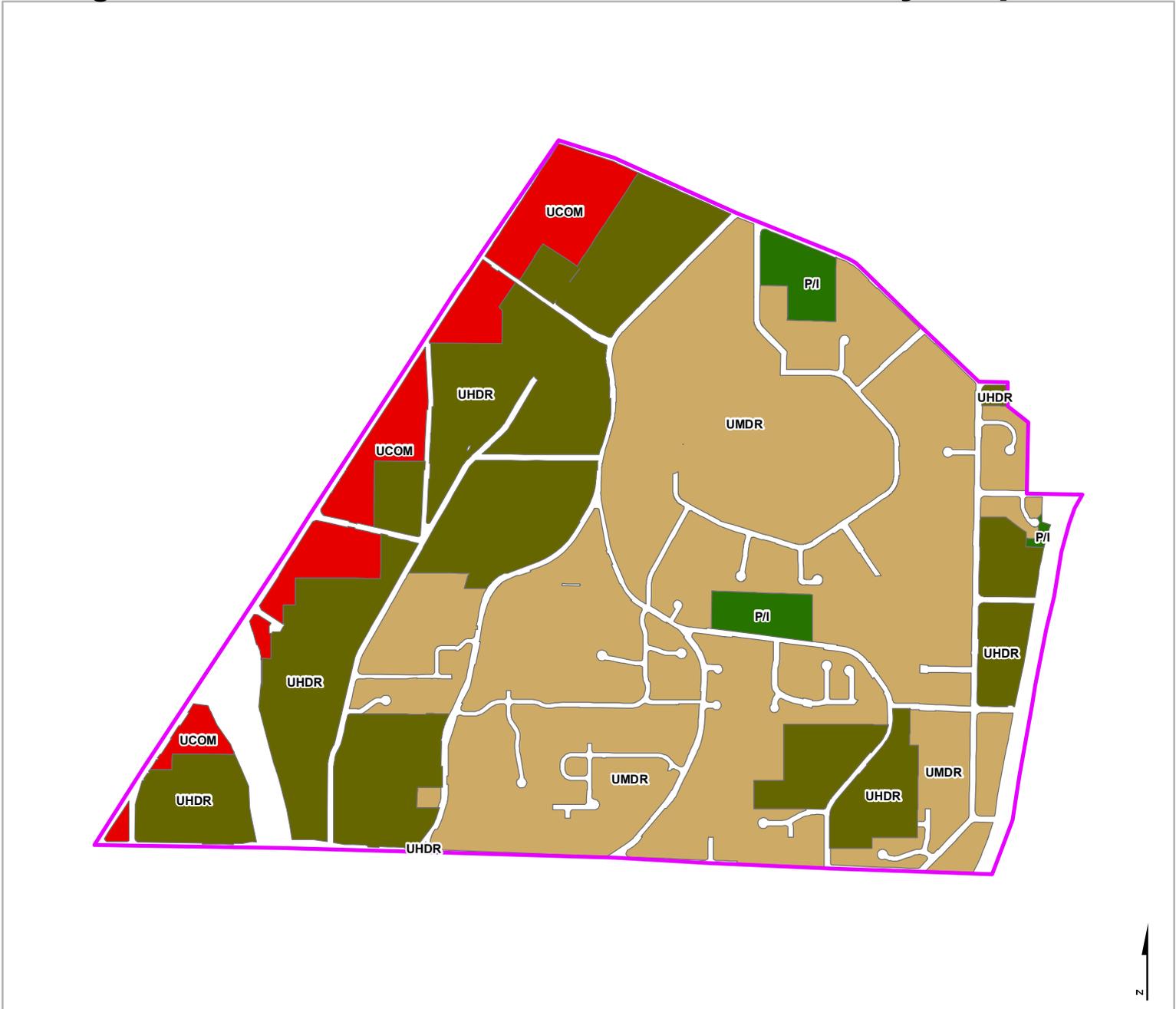
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 3000 Rockefeller Ave.
 Everett, WA 98201

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Zoning / Future Land Use

Lake Stickney Gap MUGA

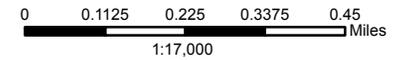


Legend

-  MUGA Boundary
- Zone or FLU Designation**
- Commercial**
-  UCOM *Urban Commercial*
- Residential**
-  UMDR *Urban Medium Density Residential*
-  UHDR *Urban High Density Residential*
- Other**
-  P/I *Public / Institutional*



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Critical Areas and Easements

Lake Stickney Gap MUGA



Legend

- MUGA Boundary
- Stream Classification**
- S
- F
- Np
- Ns
- U
- X
- Stream Buffers as Modeled
- Wetland w/110ft Buffer
- Slope >33% w/25ft Buffer
- Waterbody
- Inside 100-year floodplain
- Utility or NGPA Easement
- Future Arterial
- 2011 Aerial Imagery



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Additional Housing Unit Capacity

Lake Stickney Gap MUGA



Legend

-  MUGA Boundary
-  Major Roads
-  Critical Areas, Buffers and Easements

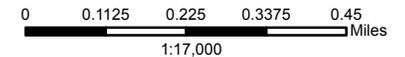
Additional Housing Unit Capacity per Parcel

-  0
-  1-5
-  6-10
-  11-50
-  51+

Capacity estimates are calculated based on parcel area not shaded by the Critical Area and Easements Layer. Capacities of individual parcels are generalized into low-to-high color ranges for map display purposes only. Exact capacity values for individual parcels are available upon request.



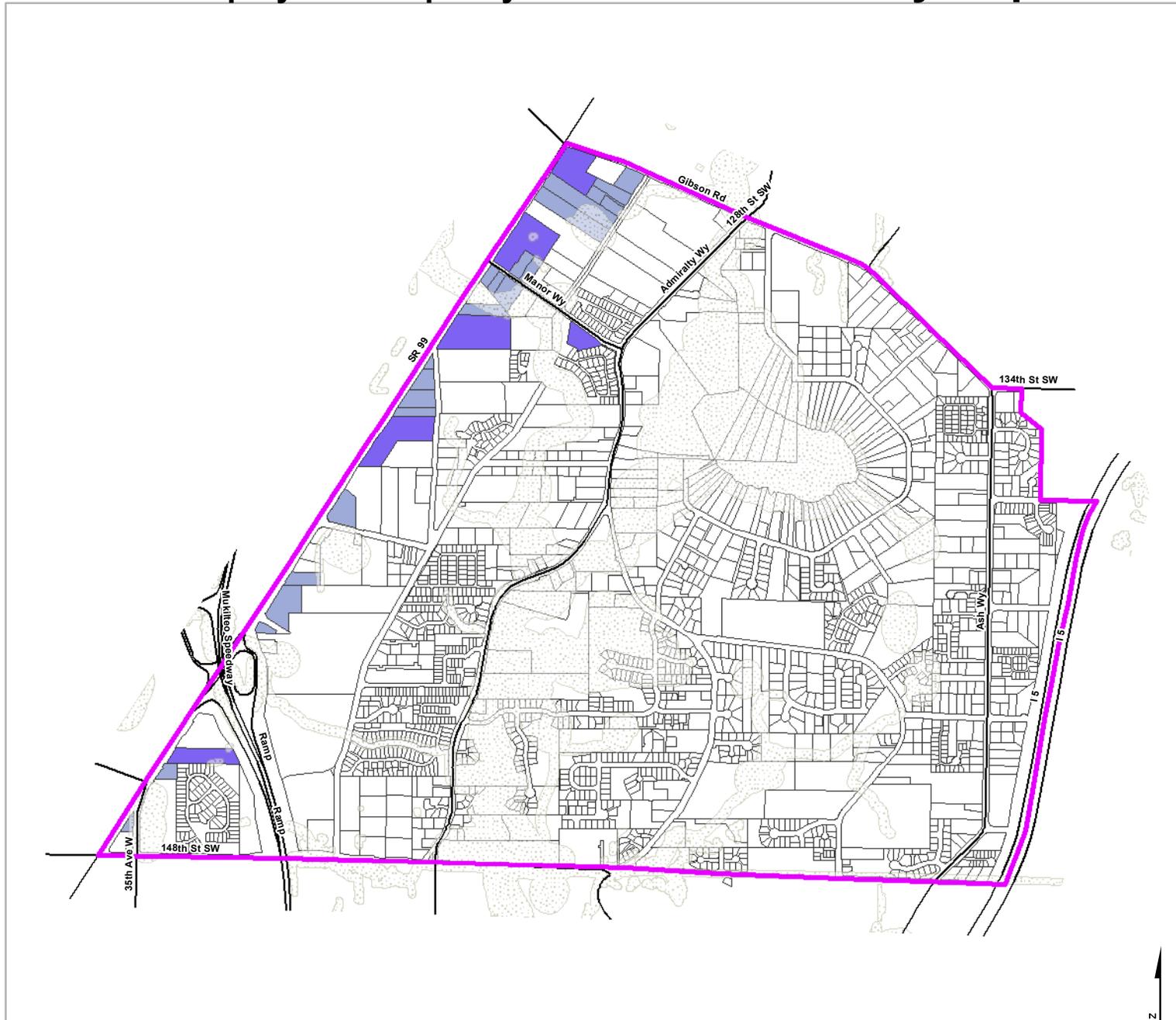
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Additional Employment Capacity

Lake Stickney Gap MUGA



Legend

-  MUGA Boundary
-  Major Roads
-  Critical Areas, Buffers and Easements

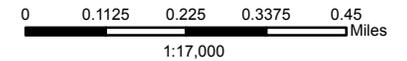
Additional Employment Capacity per Parcel

-  0
-  1-25
-  26-100
-  101-500
-  501+

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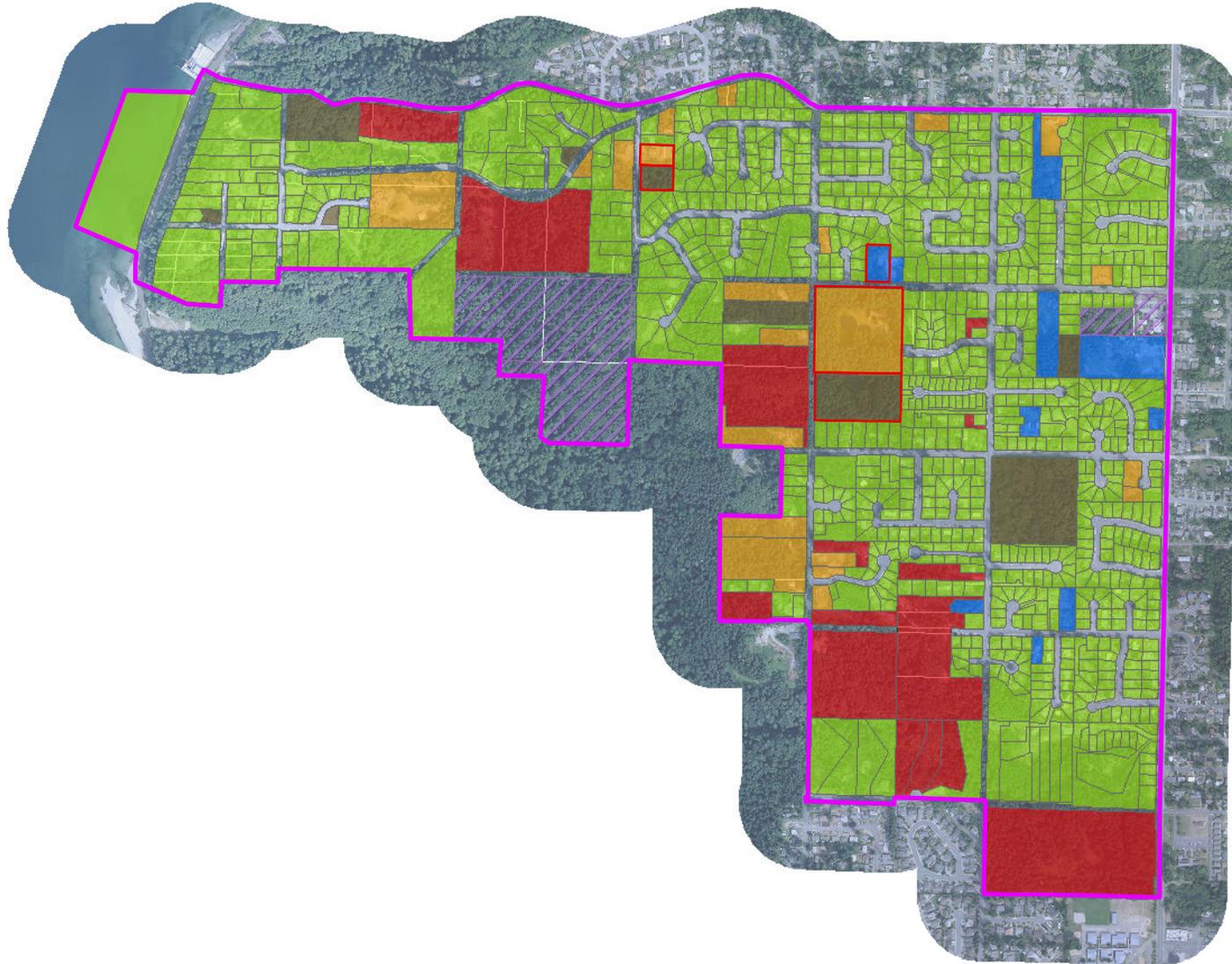
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Land Status

Meadowdale Gap MUGA



Legend

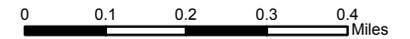
-  MUGA Boundary
-  Assessor Parcels April 2011
-  2011 Aerial Imagery

Land Status Overlays

-  Market Ready

Land Status

-  Constant / Replacement
-  Partially-Used
-  Pending
-  Redevelopable
-  Religious Uses
-  School
-  Special
-  Vacant



1:15,000



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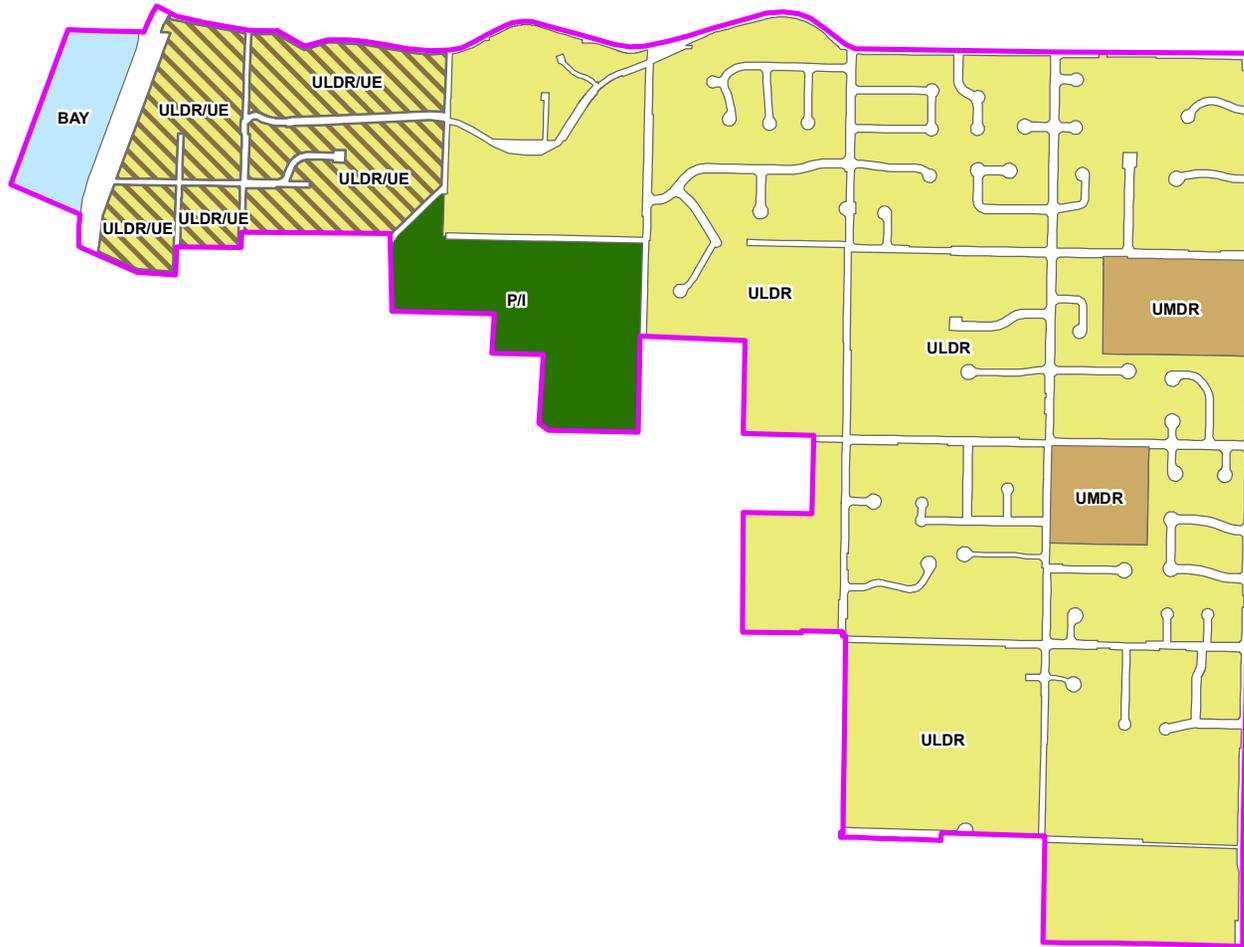
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Zoning / Future Land Use

Meadowdale Gap MUGA

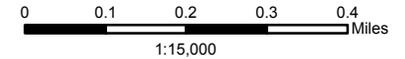


Legend

- MUGA Boundary
- Zone or FLU Designation**
- Residential**
- ULDR *Urban Low Density Residential*
- ULDR/UE *ULDR - Unsewerable Enclave*
- UMDR *Urban Medium Density Residential*
- Other**
- BAY *Tidelands*
- P/I *Public / Institutional*



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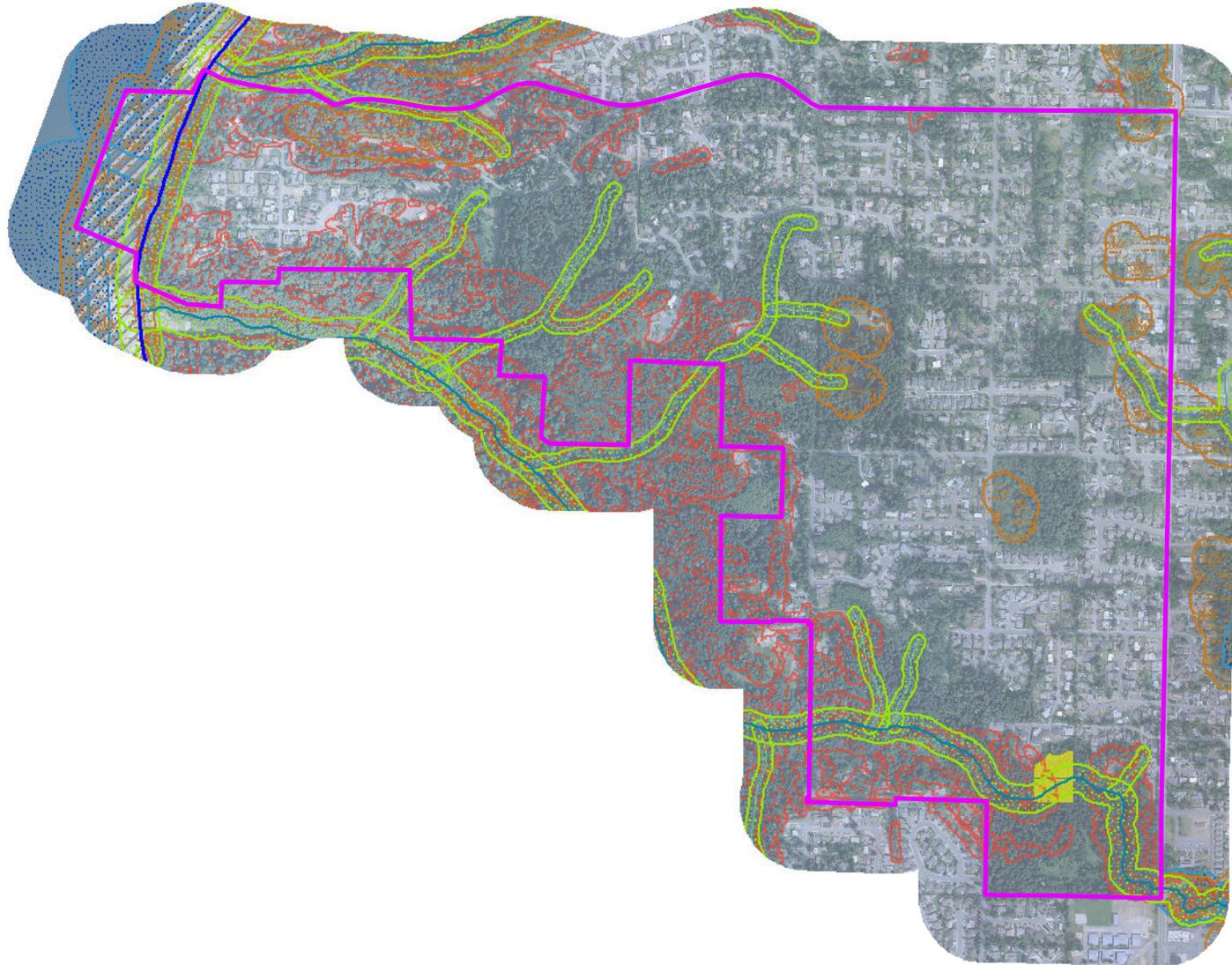


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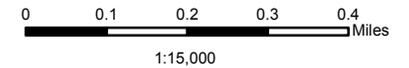
Critical Areas and Easements

Meadowdale Gap MUGA



Legend

- MUGA Boundary
- Stream Classification**
- S
- F
- Np
- Ns
- U
- X
- Stream Buffers as Modeled
- Wetland w/110ft Buffer
- Slope >33% w/25ft Buffer
- Waterbody
- Inside 100-year floodplain
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- Future Arterial
- 2011 Aerial Imagery



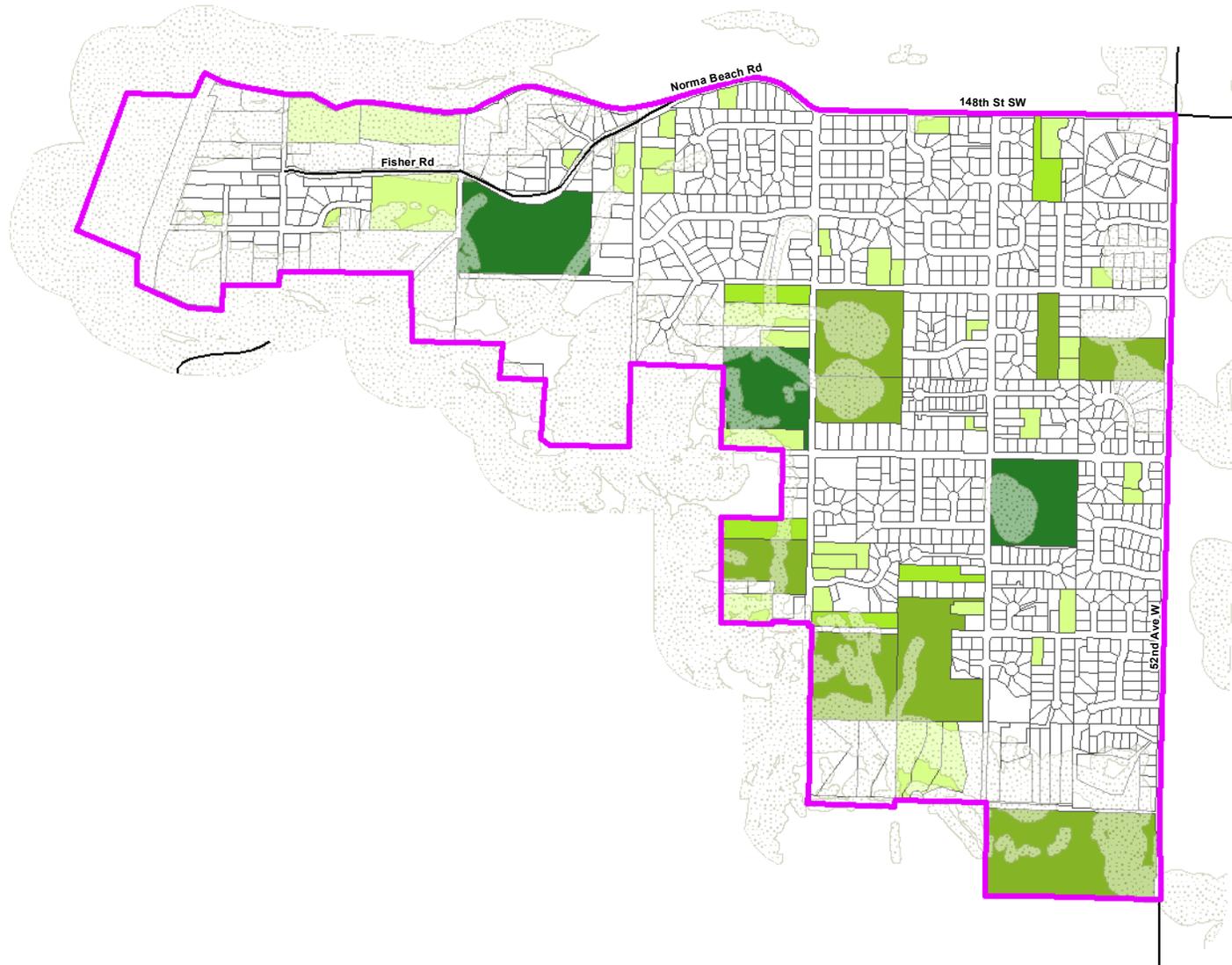
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Additional Housing Unit Capacity

Meadowdale Gap MUGA



Legend

- MUGA Boundary
- Major Roads
- Critical Areas, Buffers and Easements

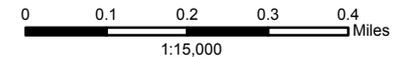
Additional Housing Unit Capacity per Parcel

- 0
- 1-5
- 6-10
- 11-50
- 51+

Capacity estimates are calculated based on parcel area not shaded by the Critical Area and Easements Layer. Capacities of individual parcels are generalized into low-to-high color ranges for map display purposes only. Exact capacity values for individual parcels are available upon request.



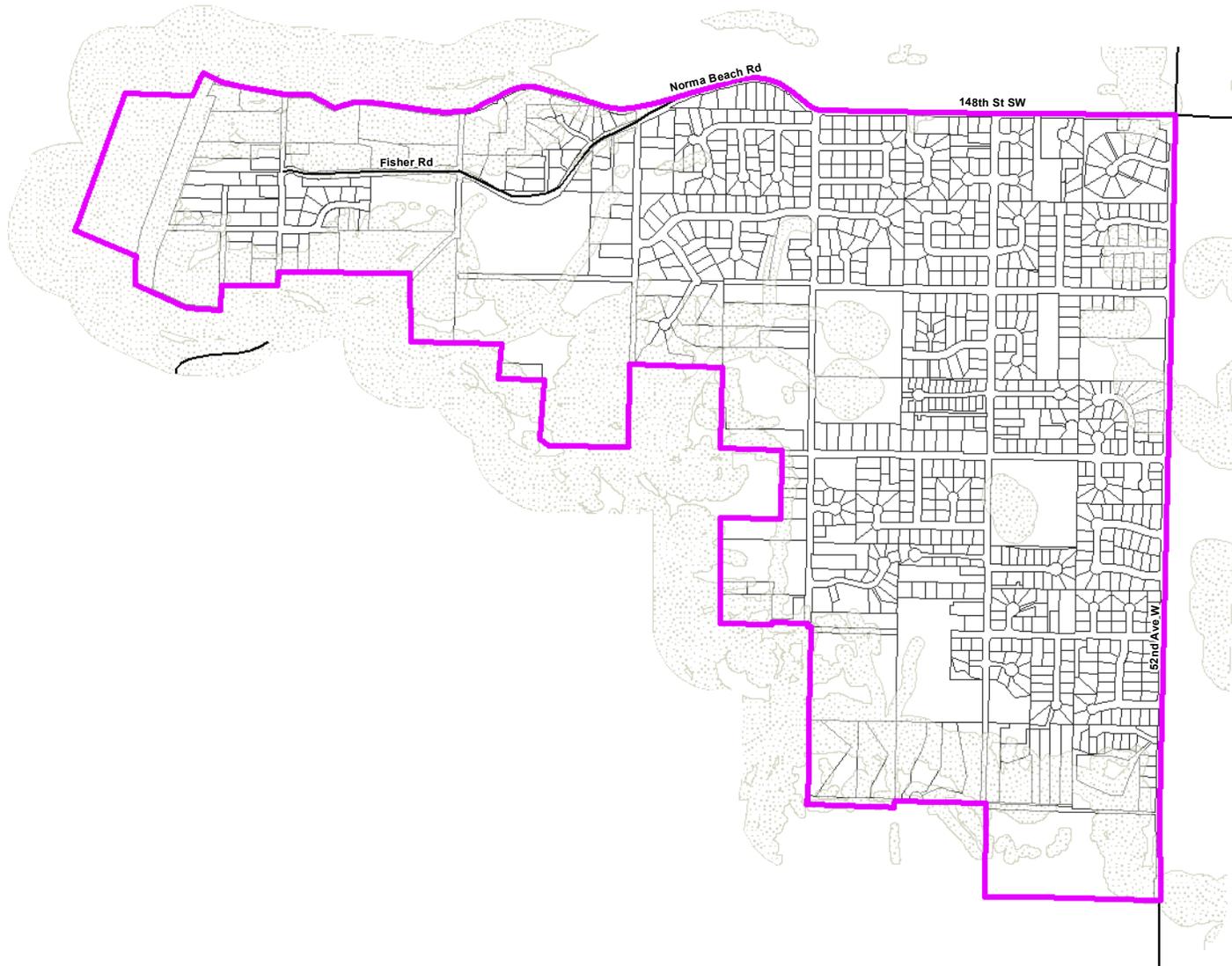
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Additional Employment Capacity

Meadowdale Gap MUGA



Legend

- MUGA Boundary
- Major Roads
- Critical Areas, Buffers and Easements

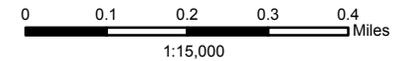
Additional Employment Capacity per Parcel

- 0
- 1-25
- 26-100
- 101-500
- 501+

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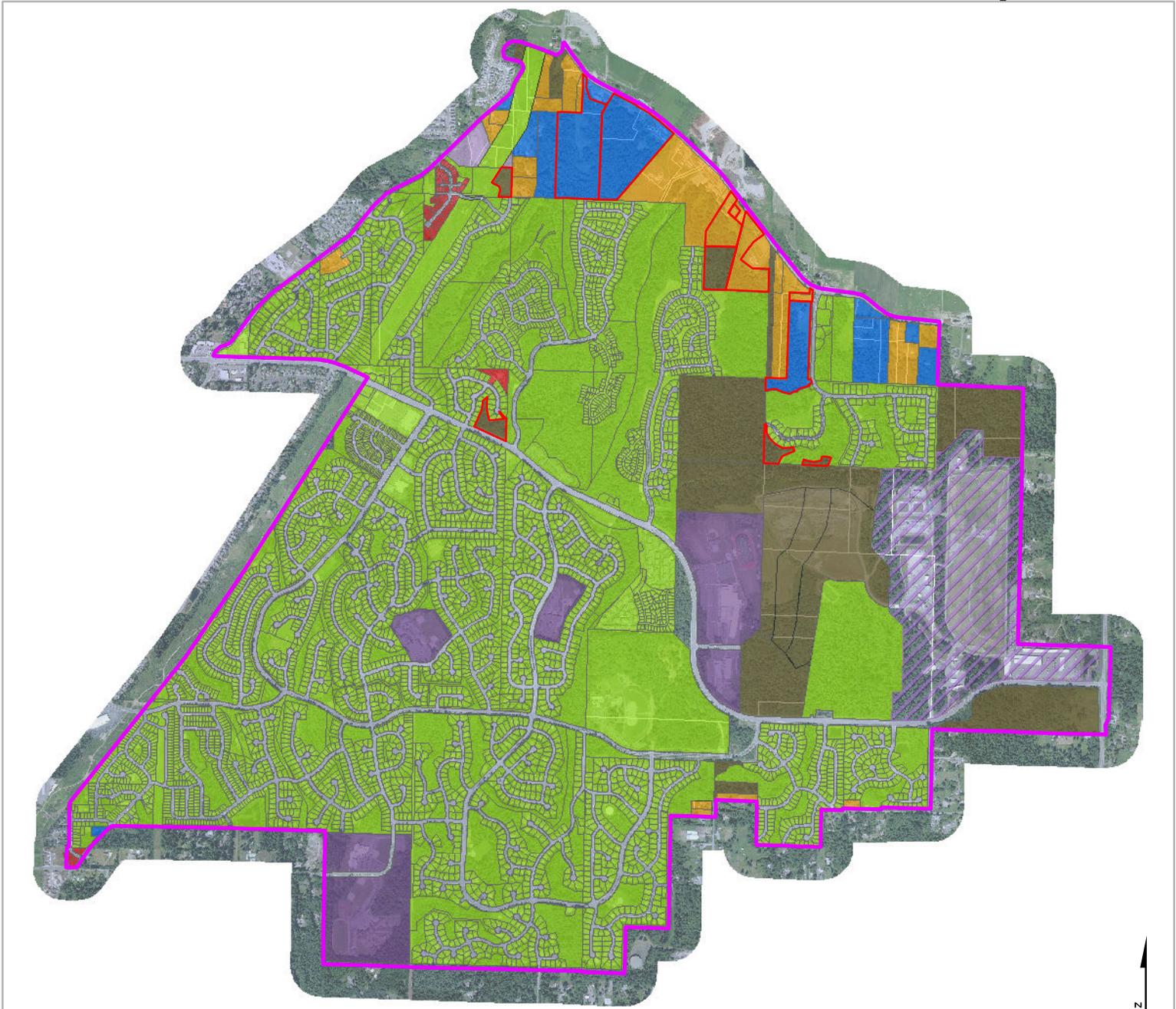
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Land Status

Silver Firs Gap MUGA



Legend

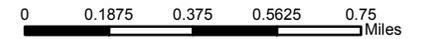
- MUGA Boundary
- Assessor Parcels April 2011
- 2011 Aerial Imagery

Land Status Overlays

- Market Ready

Land Status

- Constant / Replacement
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- Pending
- Redevelopable
- Religious Uses
- School
- Special
- Vacant



1:27,000



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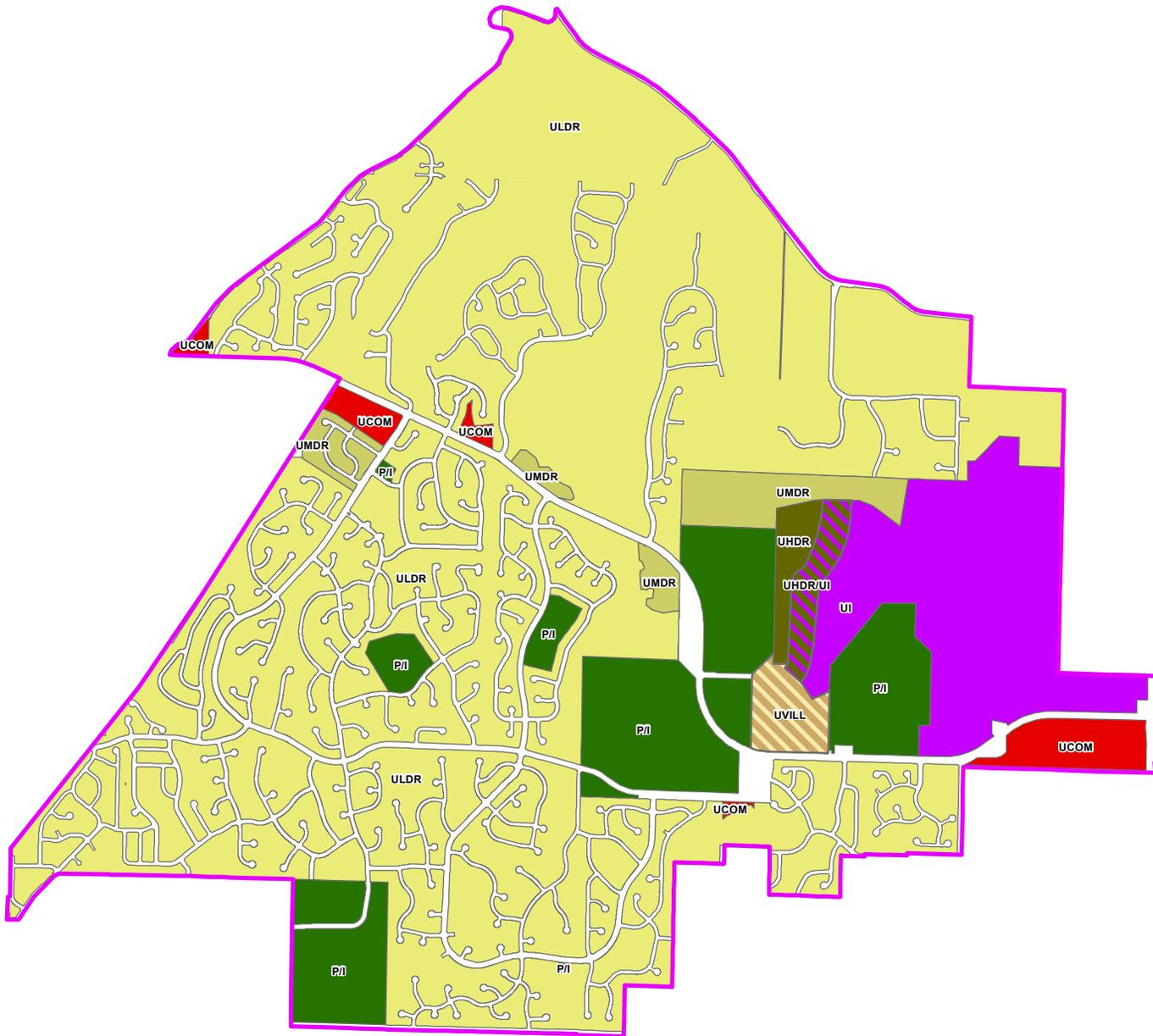


Zoning / Future Land Use

Silver Firs Gap MUGA

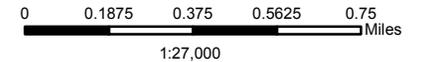
Legend

-  MUGA Boundary
- Zone or FLU Designation**
- Commercial**
-  UCOM *Urban Commercial*
- Mixed Use**
-  UVILL *Urban Village*
-  UHDR/UI *UHDR/Urban Industrial*
- Residential**
-  ULDR *Urban Low Density Residential*
-  UMDR *Urban Medium Density Residential*
-  UHDR *Urban High Density Residential*
- Industrial**
-  UI *Urban Industrial*
- Other**
-  P/I *Public/Institutional*



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Critical Areas and Easements

Silver Firs Gap MUGA



Legend

- MUGA Boundary
- Stream Classification**
- S
- F
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- X
- Stream Buffers as Modeled
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- Slope >33% w/25ft Buffer
- Waterbody
- Inside 100-year floodplain
- Utility or NGPA Easement
- Future Arterial
- 2011 Aerial Imagery

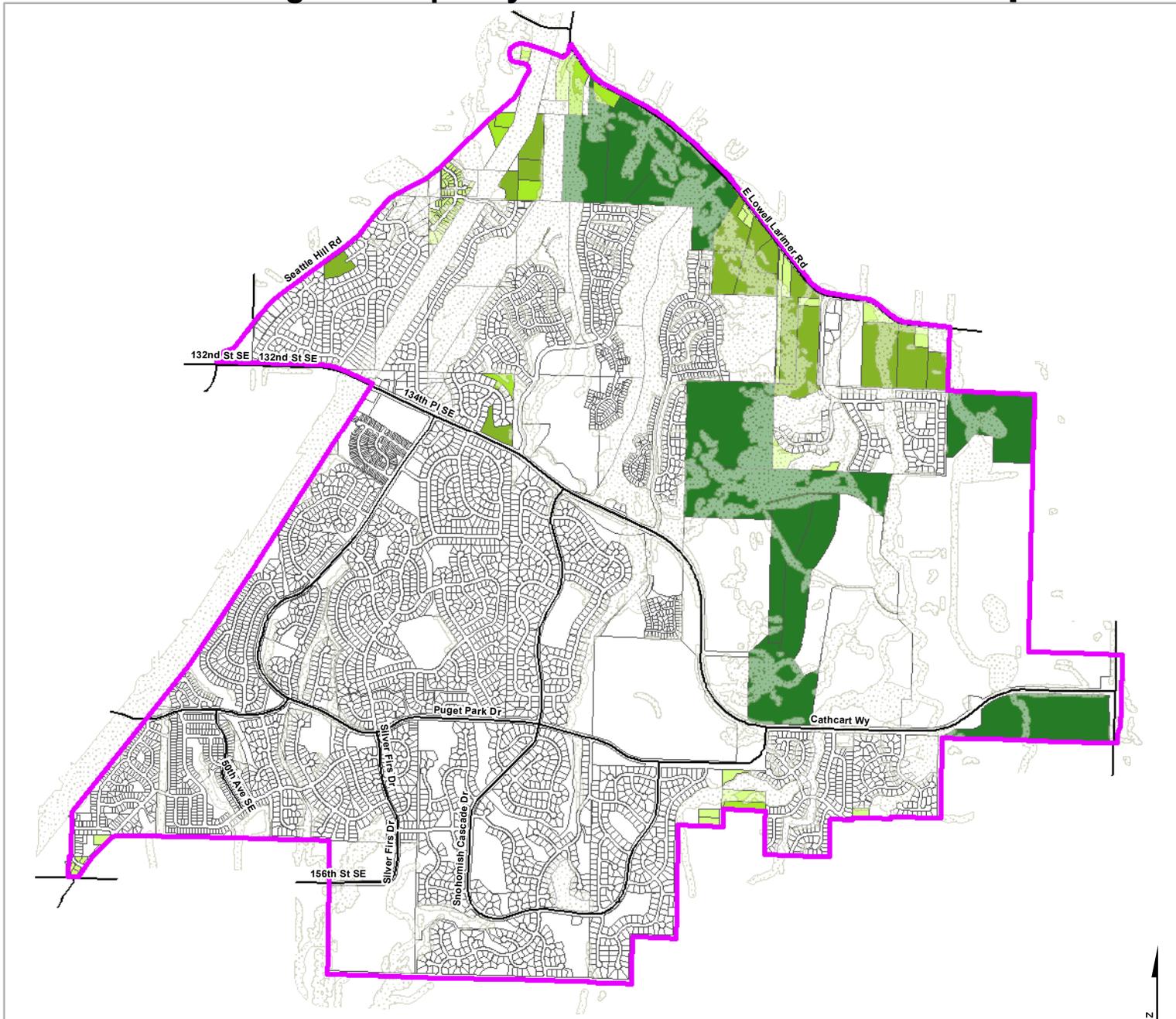


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Additional Housing Unit Capacity

Silver Firs Gap MUGA



Legend

- MUGA Boundary
- Major Roads
- Critical Areas, Buffers and Easements

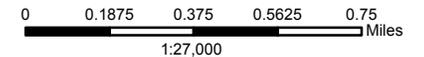
Additional Housing Unit Capacity per Parcel

- 0
- 1-5
- 6-10
- 11-50
- 51+

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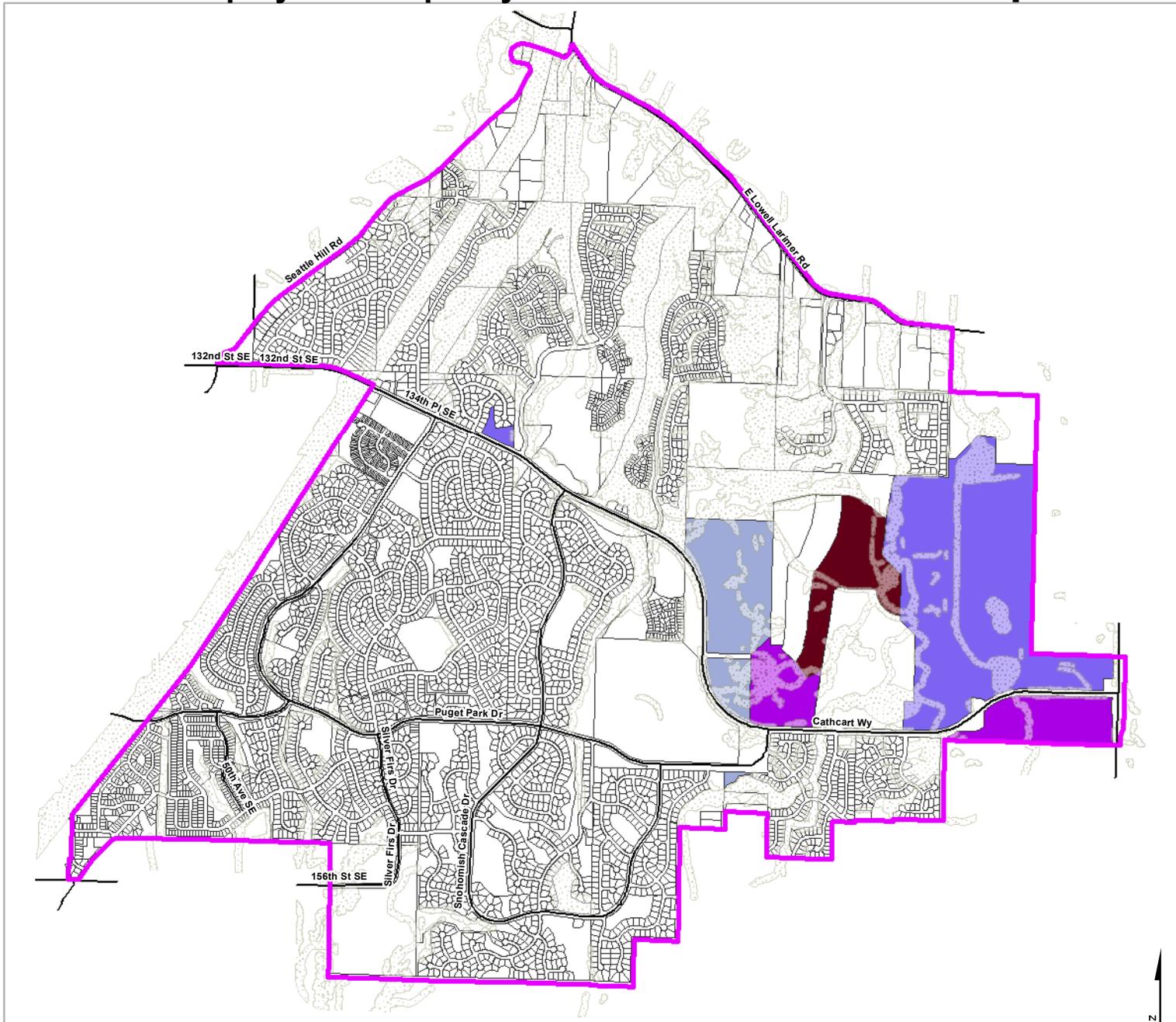
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Additional Employment Capacity

Silver Firs Gap MUGA



Legend

- MUGA Boundary
- Major Roads
- Critical Areas, Buffers and Easements

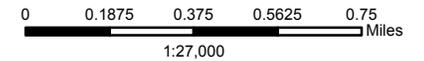
Additional Employment Capacity per Parcel

- 0
- 1-25
- 26-100
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